

20180817000294510
08/17/2018 09:34:37 AM
DEEDS 1/1

This instrument prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd.
Suite 160
Birmingham, AL 35243

SEND TAX NOTICE TO:
Joyce Lelejko
2814 Old Hickory Trace
Birmingham, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Seventy-Four Thousand Nine Hundred Dollars and No Cents (\$274,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Amanda Denis Baker, Duane C Baker, a married couple, and Marion P Anderson, an unmarried person**, whose address is:

106 Pavillion Lane, Mooresville, NC 28115

(hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Joyce Lelejko**, whose address is:

4813 Keith Dr., Birmingham, AL 35242

(hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

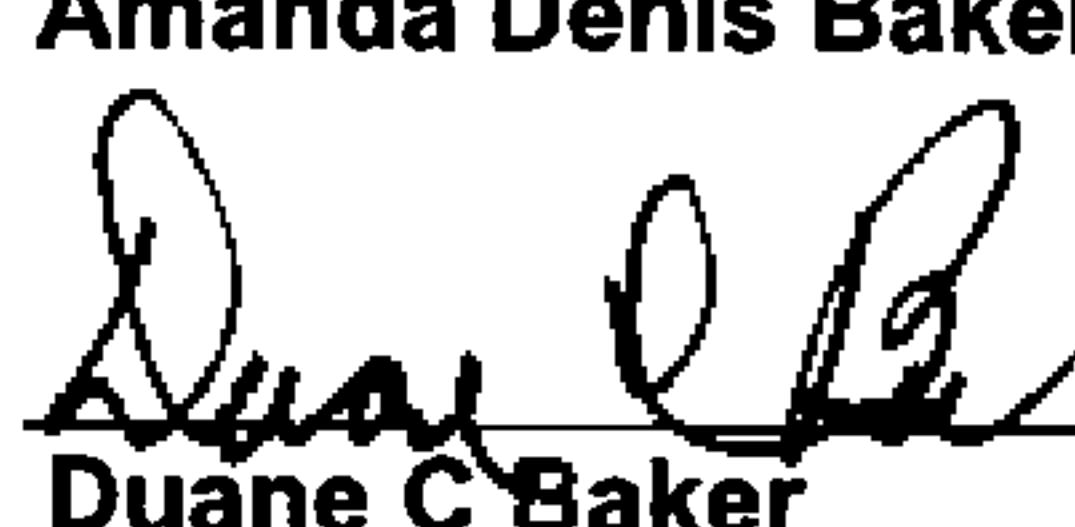
Lot 22, Block 1, according to the Amended Map of Awtrey & Scott's Addition to Altadena South, as recorded in Map Book 5, Page 123, in the Probate Office of Shelby County, Alabama.

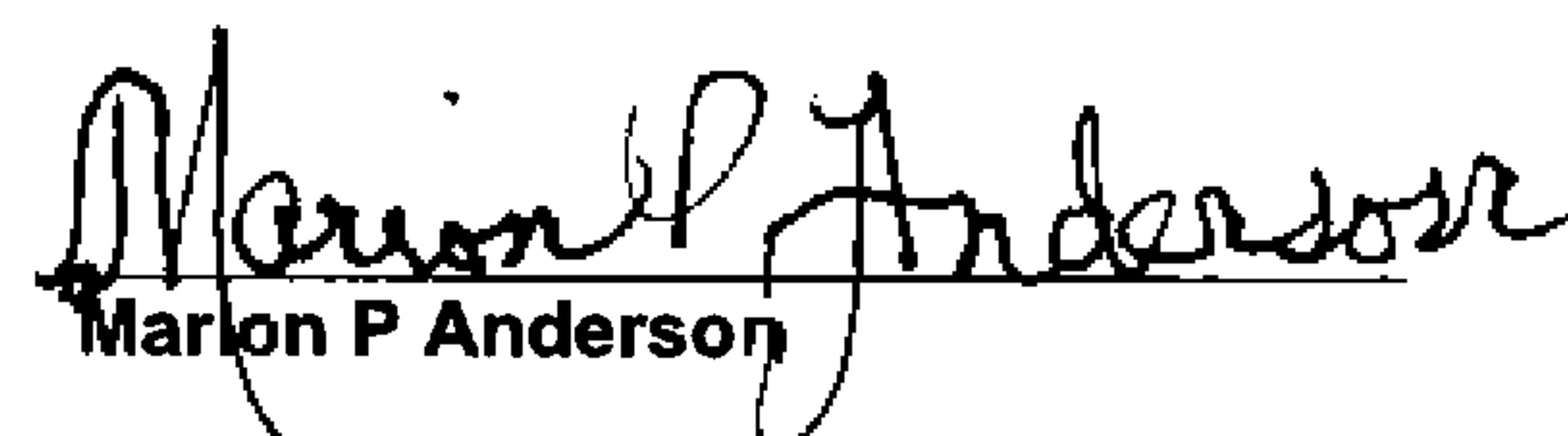
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third-party mortgage in the amount of \$219,920.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 16th day of August, 2018.


Amanda Denis Baker

Duane C Baker


Marion P Anderson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Amanda Denis Baker, Duane C Baker, and Marion P Anderson**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 16th day of August, 2018.


Notary Public
My Commission Expires: 7/27/21

ANDREA L ROBINSON
Notary Public, Alabama State At Large
My Commission Expires
July 27, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/17/2018 09:34:37 AM
\$70.00 CHERRY
20180817000294510

